

174.0

0006

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

918,200 / 918,200

USE VALUE:

918,200 / 918,200

ASSESSED:

918,200 / 918,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 67 | | SUTHERLAND RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|-----------------------|---------|
| Owner 1: LOSHIN PETER | |
| Owner 2: WOLFE LISA H | |
| Owner 3: | |

| | |
|----------------------------|--|
| Street 1: 67 SUTHERLAND RD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|---|--|
| PREVIOUS OWNER | |
| Owner 1: FERRY CLIFFORD/POULIN JANICE - | |
| Owner 2: TRS/THE CLIFFORD E FERRY TRUST - | |

| | |
|----------------------------|-------|
| Street 1: 67 SUTHERLAND RD | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |

| | |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .275 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Wood Shingle Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | |
| Flood Haz: | |
| D | |
| s | |
| t | |

| | |
|--------|--|
| Exempt | |
| | |

| | | |
|--------|---|-------|
| Topo | 1 | Level |
| Street | | |
| Gas: | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | 11958 | Sq. Ft. | Site | 0 | 70. | 0.65 | 6 | | | | | | | | | | 545,119 | | | | | | 545,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 11958.000 | 368,300 | 4,800 | 545,100 | 918,200 | | 116458 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 06/27/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 174.0-0006-0016.0 | Date |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 368,300 | 4800 | 11,958. | 545,100 | 918,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 341,800 | 4800 | 11,958. | 545,100 | 891,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 341,800 | 4800 | 11,958. | 545,100 | 891,700 | 891,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 301,400 | 4800 | 11,958. | 537,300 | 843,500 | 843,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 301,400 | 4800 | 11,958. | 412,700 | 718,900 | 718,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 301,400 | 4800 | 11,958. | 389,400 | 695,600 | 695,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 292,200 | 4800 | 11,958. | 358,200 | 655,200 | 655,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 253,000 | 4800 | 11,958. | 334,900 | 592,700 | 592,700 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-----------|------------|----|-----|--------------|-------|--|--|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | | | |
| FERRY CLIFFORD/ | 63220-279 | | 1/28/2014 | | 675,000 | No | No | | | | | | | | |
| FERRY CLIFFORD | 53623-278 | | 10/1/2009 | Family | | 99 | No | No | | | | | | | |
| | 10083-167 | | 5/28/1962 | | | No | No | N | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|-------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 10/30/2019 | 1746 | Re-Roof | 11,280 | C | | | | | 6/27/2018 | MEAS&NOTICE | BS | Barbara S | | | | | | | | | | | |
| 10/18/2018 | 1549 | Inter Fi | 30,000 | C | | | | | 4/25/2000 | Inspected | 263 | PATRIOT | | | | | | | | | | | |
| 6/15/2007 | 446 | Manual | 3,950 | | | | | | 12/20/1999 | Mailer Sent | | | | | | | | | | | | | |
| | | | | | | | | | 12/16/1999 | Measured | 163 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 1/1/1982 | | MM | Mary M | | | | | | | | | | | |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|



Patriot Properties Inc.

Prior Id # 1: 116458
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION

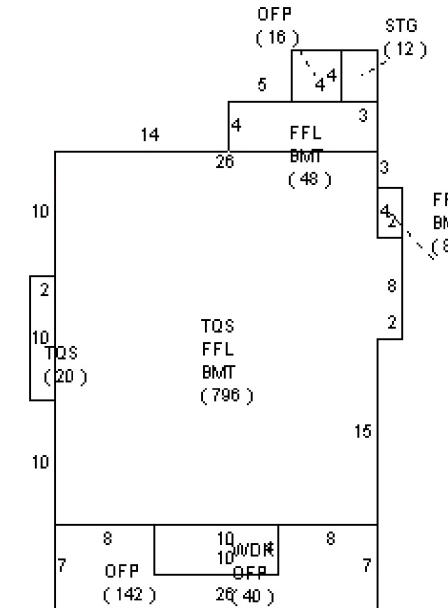
| | |
|---------------|------------------|
| Type: | 2 - Bungalow |
| Sty Ht: | 1T - 1 & 3/4 Sty |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | WHITE |
| View / Desir: | |

BATH FEATURES

| | | |
|------------|---|-------------------|
| Full Bath: | 1 | Rating: Very Good |
| A Bath: | | Rating: |
| 3/4 Bath: | | Rating: |
| A 3QBth: | | Rating: |
| 1/2 Bath: | 1 | Rating: Very Good |
| A HBth: | | Rating: |
| OthrFix: | 1 | Rating: Very Good |

COMMENTS

OF=TOILET FFL.

SKETCH**RESIDENTIAL GRID**

| | | | |
|--------------|---------------------------------|---------|----------|
| 1st Res Grid | Desc: Line 1 | # Units | 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | | |
| Other | | | |
| Upper | | | |
| Lvl 2 | | | |
| Lvl 1 | | | |
| Lower | | | |
| Totals | RMS: 6 | BRs: 3 | Baths: 1 |
| | HB: 1 | | |

GENERAL INFORMATION

| | |
|-------------|------------------|
| Grade: | C+ - Average (+) |
| Year Blt: | 1912 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G17 |
| Fact: | . |

INTERIOR INFORMATION

| | |
|---------------|----------------|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 3 - Forced H/W |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

CONDOS INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

| | | |
|-------------|----------------|-------|
| Phys Cond: | VG - Very Good | 4.6 % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | 4.6 % | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj \$ / SQ: | 134.987 |
| Other Features: | 92400 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 386070 |
| Depreciation: | 17759 |
| Depreciated Total: | 368311 |
| WtAv\$/SQ: | |
| AvRate: | |
| Ind.Val: | |
| Juris. Factor: | 1.00 |
| Special Features: | 0 |
| Final Total: | 368300 |
| Before Depr: | 148.49 |
| Val/Su Net: | 143.53 |
| Val/Su SzAd: | 251.57 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| WtAv\$/SQ: | AvRate: | Ind.Val: |
|------------|---------|----------|
| | | |
| | | |
| | | |

| | |
|-------------------|--------|
| Juris. Factor: | 1.00 |
| Special Features: | 0 |
| Final Total: | 368300 |
| Before Depr: | 148.49 |

| | |
|-------------------|--------|
| Special Features: | 0 |
| Val/Su Net: | 143.53 |
| Val/Su SzAd: | 251.57 |

| | |
|--------------|--------|
| Final Total: | 368300 |
| Val/Su SzAd: | 251.57 |

PARCEL ID 174.0-0006-0016.0

MOBILE HOME

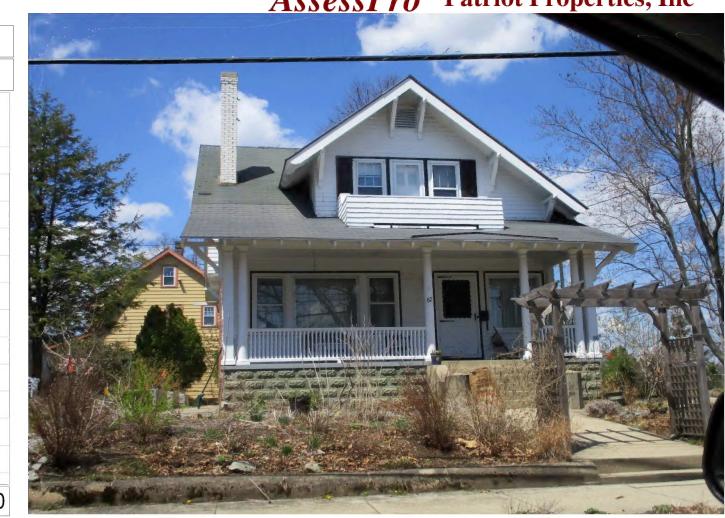
Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | Garage | D | Y | 1 | 16X18 | A | GD | 1940 | 23.68 | T | 30 | 101 | | | 4,800 | | | 4,800 |

SUB AREA**SUB AREA DETAIL**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu # Ten | |
|------|-------------|-----------|-----------|--------------|--------------------|--------|------------|---------|----------|------|
| BMT | Basement | 852 | 64.790 | 55,204 | BMT | 100 | GFB | 50 | G | |
| FFL | First Floor | 852 | 134.990 | 115,008 | | | | | | |
| TQS | 3/4 Story | 612 | 134.990 | 82,612 | | | | | | |
| OPF | Open Porch | 198 | 24.830 | 4,917 | | | | | | |
| WDK | Deck | 40 | 16.000 | 640 | | | | | | |
| STG | Storage | 12 | 16.000 | 192 | | | | | | |
| | | | | | | | | | | |
| | | | | | Net Sketched Area: | 2,566 | Total: | 258,573 | | |
| | | | | | Size Ad | 1464 | Gross Area | 2770 | FinArea | 1890 |

IMAGE

AssessPro Patriot Properties, Inc